



Thorntons
The right way to move

16 Duffus Heights, Elgin, Moray
IV30 5PA





Summary

Impressive 4 bedroom detached family home, located in the sought after Hamilton Gardens area of Elgin. Situated within Bishopmill, there are local amenities and schooling including Bishopmill Primary and Elgin Academy. This modern family home is immaculately presented and has been extended into the garage space providing flexible living accommodation ideal for young families and couples alike. The property is spread over two floors with the ground floor consisting of lounge, open plan kitchen/dining room, sitting room, utility and WC. Upstairs are 3 double bedrooms and one single, an ensuite, bathroom and an office. There is an enclosed garden to the rear with a summer house and to the front of the property, parking for several vehicles.

Features

- Impressive 4 bed extended villa
- Immaculately presented throughout
- Ideal family home in sought after location
- Lounge with wood burning stove
- Bright open plan kitchen/diner
- Well-appointed family room
- Principal ensuite, bathroom, utility, WC
- Sunny rear garden with summer house
- Drive with parking for several vehicles
- EPC band: C, Council Tax Band: E

Room Measurements

Lounge (10'6" x 16'4") 3.20m x 4.97m
 Kitchen (10'8" x 9'8") 3.26m x 2.94m
 Dining room (9'10" x 9'10") 3.00m x 3.00m
 Sitting room/family room (8'8" x 16'7")
 Principle Bedroom (10'9" x 10'7") 3.28m x 3.23m
 Ensuite (3'10" x 9'8") 1.18m x 2.94m
 Bedroom 2 (9'7" x 13'6") 2.92m x 4.12m
 Bedroom 3 (9'8" x 10'1") 2.95m x 3.07m
 Bedroom 4 (9'7" x 8'2") 2.92m x 2.48m
 Office (6'9" x 4'0") 2.07m x 1.22m
 Bathroom (5'7" x 7'8") 1.70m x 2.34m
 Utility room (7'2" x 6'6") 2.19m x 1.98m



**Impressive 4 bed home, extended
to provide flexible living
space**







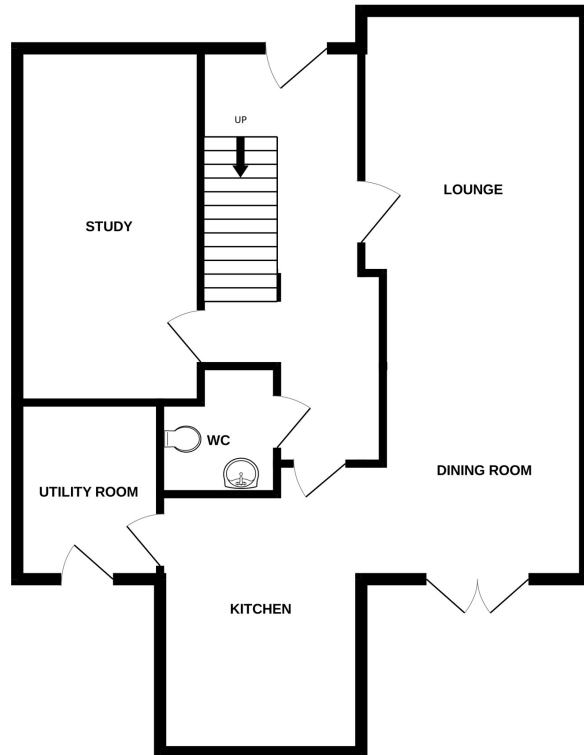


Enclosed rear garden with summer house/home office potential

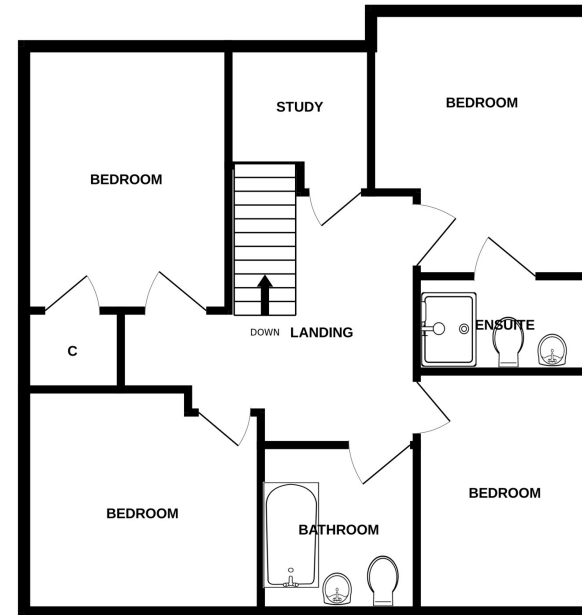


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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